

COMMERCIAL / MIXED USE LAND FOR SALE

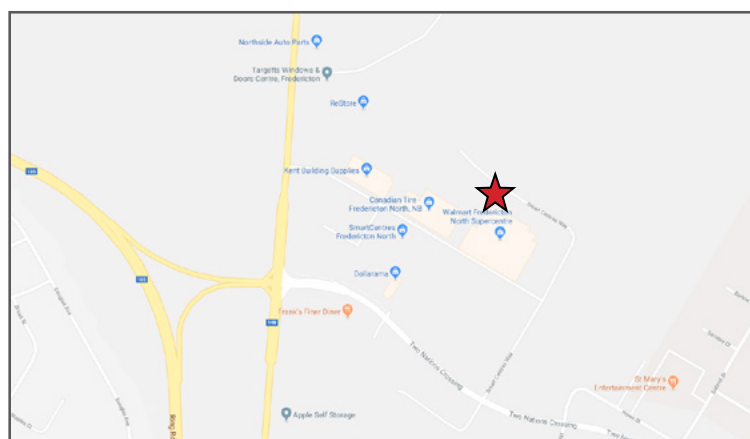
# FREDERICTON

ST. MARY'S ST & TWO NATIONS CROSSING



## HIGHLIGHTS

- Prime commercial land in the Two Nations Crossing Commercial Node
- Fully serviced land adjacent to a Walmart Supercentre Shopping Centre



For more information, please contact:

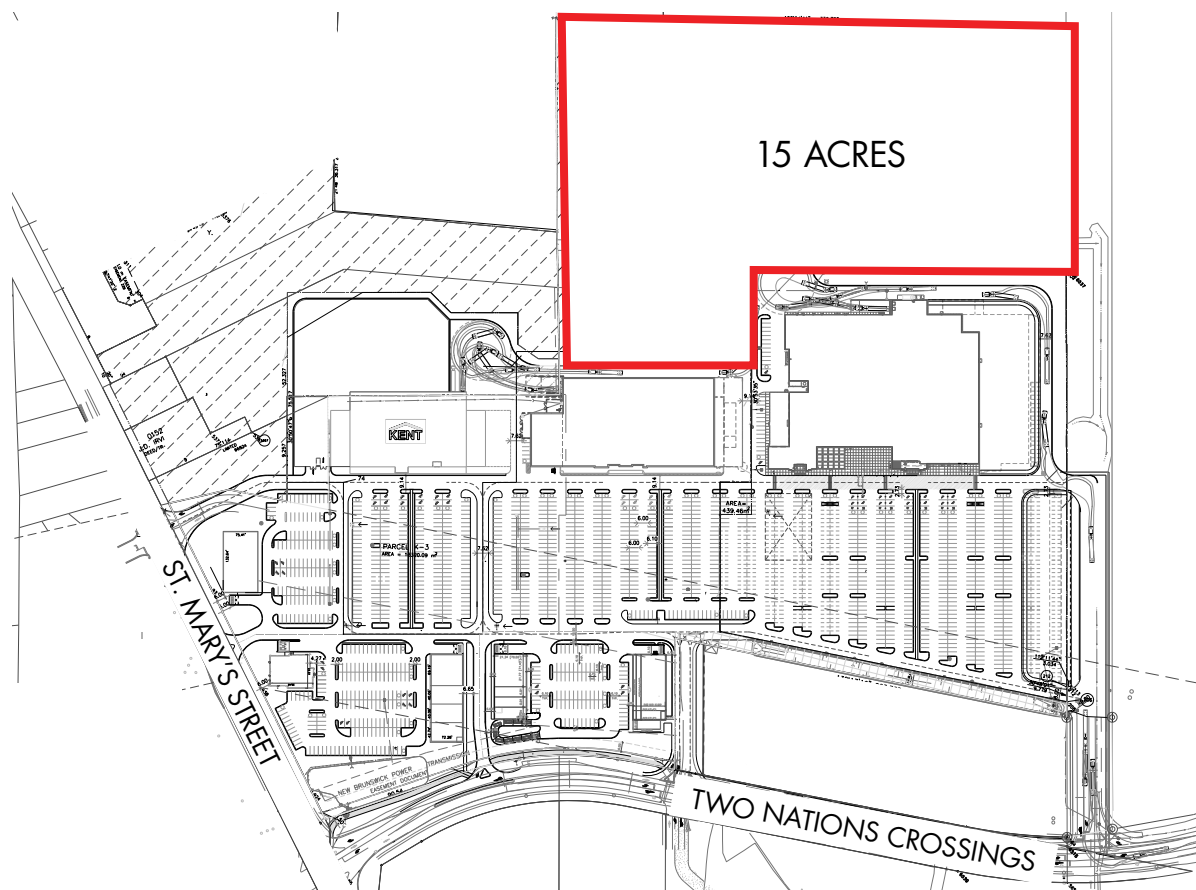
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## ADDITIONAL INFORMATION

### MUNICIPAL ADDRESS

St. Mary's Street & Two Nations Crossing  
PID 75427377

### ZONING

Retail - Large Format Zone (R-LF)

### OFFICIAL PLAN DESIGNATION

Commercial

### SITE DESCRIPTION

15 acres of commercial zoned and fully serviced land adjacent to an existing Walmart, Canadian Tire and Kent anchored shopping centre. The Walmart creates a regional draw to the area due to its large trade area. The Ministry of Transportation is upgrading the existing Highway 105 interchange at Two Nations Crossing to allow for both north and south traffic to exit. This will increase traffic on Two Nations by approximately 10,000 cars/day. Site is zoned for both retail and office uses.

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